



COMMUNITY DEVELOPMENT DEPARTMENT

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**NOTICE OF PUBLIC HEARING
BEFORE THE SNOQUALMIE HEARING EXAMINER, ON:
PLANNED COMMERCIAL/INDUSTRIAL MASTER PLAN**

Project Name: Snoqualmie Mill Planned Commercial/Industrial Plan
Application No: PCI 17-0001
Applicant: Snoqualmie Mill Ventures
Submittal Date: March 22, 2017
Date Complete: April 19, 2017
Hearing Date: March 30, 2022

Project Description: The application proposes development of the approximately 261-acre Snoqualmie Mill site in three major phases/planning areas over an approximate 10- to 15-year period. Buildout would include a total of approximately 1.83 million gross square feet (sf) of light industrial/manufacturing, warehouse, office, retail/restaurant, and residential uses. Development would occur in phases. Planning Area 1, the first phase of development, would contain 604,000 sf of development, including 160 residential units in mixed-use buildings, developed along a pedestrian-oriented village street. The project may require additional permits which could include, but may not be limited to: Binding Site Improvement Plan; Preliminary and Final Plats; Clearing and Grading Permit(s); and/or Building Permit(s).

Project Location: The project site is located in the City of Snoqualmie. It is bounded by the city limits on the north, Borst Lake (Mill Pond) on the south, Mill Pond Road on the west, and the "hillside" area (not part of the project site), which is owned by King County, along 396th Drive SE, on the east. The site is located within Sections 29 and 30 of Township 24, Range 8 East, W.M. The Mill Pond/Borst Lake is not owned by the applicant and is not part of the proposed action. King County parcel nos. 302408-9069, 302408-9001, 302408-9004, 292408-9006, and 292408-9009.

Public Hearing: A public hearing before the Snoqualmie Hearing Examiner has been scheduled for **Wednesday, March 30, 2022, at 4:00pm** via Zoom. The hearing on the Planned Commercial/Industrial Master Plan application (a Category III permit decision) is an open record hearing. Interested persons may participate in the open record hearing by providing oral or written testimony at the hearing. The Hearing Examiner will make written findings and recommendation to the City Council.

Hearing information is published on the City's website. The Zoom webinar ID and passcode are below.
Webinar ID: 818 6568 6300
Passcode: 178627

Application Documents: The applications and all supporting materials are available for public inspection at the City of Snoqualmie Community Development Department, 38624 SE River Street, Snoqualmie, Washington, when City Hall is open to the public. Materials are also available on the project page on the City's website, <https://www.snoqualmiewa.gov/393/Millsite-Property>.

Further Notices: A request to receive further notifications, including a copy of the Hearing Examiner's written findings and recommendation, may be made by submitting your name and address to Gwyn Berry, gberry@snoqualmiewa.gov, along with that request.

Decision: The City Council will make a final decision on the Planned Commercial/ Industrial Master Plan application. This decision will occur after the Hearing Examiner public hearing.

Published: March 14, 21, and 28, 2022`